



# American Resources

Insurance Company

Property Insurance  
to Value Estimator

July, 2019 version

## Minimum Values per Square Foot

Occupancy	Frame	Masonry	Metal NC	Masonry NC	Notes
Office	114	119	125	142	
Retail Store	102	107	113	128	
Convenience Store	114	119	125	142	Does not include canopy and/or pumps
Restaurant	121	127	133	152	Does not include additional "built-ins" such as walk in coolers
Auto Repair Garage	82	86	90	103	Add for built-in hoists
Warehouse	56	58	61	70	Open, with few interior walls
Light Manufacturing & Machining	70	73	76	87	Increase value for machinery included in building limit
Church - basic	104	109	114	130	Stained glass, elaborate pews and other built-ins can double or triple value
Motel - 1 or 2 story	116	122	128	145	
Mini-Warehouse	32	34	35	45	Climate controlled units - add 15% - 25%
Shed/Quonset Hut	45	48	50	0	No HVAC, plumbing and limited electrical

Every building has unique characteristics which affect its true rebuilding cost. In an claim situation, one must also consider the cost to remove debris and prepare the site (which is a part of the limit). Rebuilding under time constraints or after a major catastrophe may also increase rebuilding cost. Therefore it is imperative that the insured, with the guidance of his/her agent, select the proper limit of insurance for each item insured.

This chart is not to be used for estimating the true replacement cost of any particular building. It is purely an underwriting tool.

***Any building with a requested value less than the per square footage values shown above (after adjusting for coinsurance), will not be written for replacement cost without additional documentation.***